

Tedesco-Debby

From: copkw@bellsouth.net
Sent: Wednesday, October 01, 2008 6:21 AM
To: Tedesco-Debby
Subject: [BULK]
Importance: Low

To: Monroe County Commissioners
From: Property Owners of
Big Coppitt Key, Florida 33040

Reference: Proposed Habitat for Humanity on US 1 between Sapphire and Emerald Drive
Big Coppitt Key, Florida 33040

Please allow this letter to serve as our official disapproval of the proposed Habitat for Humanity Development at the end of Sapphire and Emerald Drives. This includes the project itself, the changing of zoning variances and density on the project, the location of the project, the dangers it poses for our neighborhood, how it has been explained to us, and other issues.

We (and the Porpoise Point/Similar Sound Property Owners Association) have grave concerns about how these projects have been allowed to continue with very little notice or input from the home owner's in the area.

We have numerous questions and concerns about this project and have had two representatives of Habitat for Humanity at our Association meetings to try and answer our questions. The first speaker had a copy of the Developments plans and had little more to say than they would "look like high end condos" when the project was completed. When we tried to get answers about the change in density, the traffic problems, the permitting process, the zoning changes, the variance process, and other questions, he did not have any answers.

We were hoping for more information from the second representative from Habitat, Executive Director, Mr. Bob Calhoun. At that meeting, again we didn't get any answers. Quite frankly, the man was evasive and/or dodged the hard questions we asked. He either did not have proper information or was not willing to disclose it to us. At one point, he basically said this was a done deal and there was little we could do to stop it. He then added it would be good for our neighborhood.

As a private citizen and property owner I have concerns that I would like answered. Some of my concerns are as follows:

- The changing of the zoning of the property – when did it change from commercial, who changed it, and why? What was the notification process for that change? Were all the legal requirements met to change zoning to the residents of the affected area?
- Density – I was under the understanding that the density was 4 units per acre. That lot certainty is not even a half acre and you have 12 Units going in. All of the side streets, Emerald, Sapphire, Aquamarine, etc. are all zoned for single family structures. Why should we and why would we allow a density change?
- Why that property – We already have one Habitat for Humanity Project two blocks down. That project has 18 units, which will change the traffic patterns and the entire feeling of Big Coppitt. Let alone putting another 12 units in this lot. Adding 30 low to affordable housing units would certainly put a burden on our infrastructure, peaceful existence and property values.
- Traffic Patterns - Those of us who live there already deal with a terrific amount of traffic, in turn there have been many accidents along that corridor of Big Coppitt. Adding the additional units will only be more dangerous for all of the Keys especially Big Coppitt.
- Safety and Crime- Will we receive additional policing in our neighborhoods now that we are adding high density multiple dwelling units? What affect will this development have on the Fire Station Emergency Access on Emerald Dr.? Will we be adding an Emergency Light on Emerald Dr.? How will the residents who own property adjacent to the Habitat Development be protected from Trespassers, especially on our private property at the end of the canal? Who and How will the County keep Habitat from trying to access the waterfront via our property?

At this point, we have voted to hire an attorney and fight this project at least until our concerns are addressed to our satisfaction. The neighborhood and lifestyle that we bought into when we moved into this neighborhood is being raped by these developments. And the residents who have already seen their property values dwindle are powerless to protect our investments. Please consider the fabric of the existing community and the impact you will be condemning upon us.

Thank you,
Mr & Mrs Jack Bernhard
22 Sapphire Dr

Tedesco-Debby

From: JMPike1@aol.com
Sent: Tuesday, September 30, 2008 9:32 AM
To: Tedesco-Debby
Subject: Proposed Habitat for Humanity
Attachments: Proposed Habitat for Humanity.doc

Debby Tedesco

Please see attached letter in reference to the Proposed Habitat for humanity on US 1.

Thank You

Jeanette Pike

Looking for simple solutions to your real-life financial challenges? [Check out WalletPop for the latest news and information, tips and calculators.](#)

To: Monroe County Commissioners
From: Peter and Jeanette Pike
3 Tamarind Dr
Big Coppitt Key, Florida 33040

Reference: Proposed Habitat for Humanity on US 1 between Sapphire and Emerald Drive
Big Coppitt Key, Florida 33040

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Thank you,

Peter and Jeanette Pike

Tedesco-Debby

From: islandalex@comcast.net
Sent: Wednesday, October 01, 2008 10:26 AM
To: Tedesco-Debby
Cc: hillier@bellsouth.net; mlbochenick@comcast.net
Subject: Porpoise Point Habitat Issue

Attachments:



To: Monroe County Commissioners
From: Mary Blackman-Okinczyc & Alex Okinczyc, 12 Emerald Drive, Big Coppitt Key, FL 33040

This letter is to voice our dismay at & disapproval of the proposed habitat for Humanity Development at the US1 end of our street. We feel the need for this project in this location is, at best, questionable. With one project already planned for three blocks east of us, and another possible one next to that, a third project seems unreasonable. A letter was drafted & sent by our neighborhood association which voices our grave concerns about this issue. So many points have already been put forth in that document that we will not reiterate them here. Let's just say we are in total agreement with that letter, which states that our neighborhood, as a whole, is vehemently against this development!

My husband & I worked very hard to accomplish our retirement in this community. We purchased our property with hard earned savings over a number of years. We physically built our home, while working full time on the mainland, over nearly a decade. (Every weekend, vacation time etc.) We have been coming to the keys since the 1970's & stayed with friends at #13 Emerald Dr. (next-door) for years. We always knew that eventually the lot on the highway would be developed. We did not expect multiple family dwellings! I always thought a commercial building would be the outcome...even a convenience store would be better than this.

Please reconsider this project ,with the existing residents in mind who will be adversely affected by this development.

Respectfully,
Mary D. Blackman-Okinczyc & Alex Okinczyc

Tedesco-Debby

From: Susan Rineer [rplacekw@bellsouth.net]
Sent: Monday, September 29, 2008 6:59 PM
To: Tedesco-Debby
Subject: Habitat on Big Coppitt
Follow Up Flag: Follow up
Flag Status: Blue

Dear Ms. Tedesco,
Please forward this letter to the Commissioners prior to the October 8th meeting for their review. Thank you for your assistance.
Susan & F. Blaine Rineer

9/26/08

Dear Commissioners,

We are very concerned with the proposed increase of new workforce and low income housing on Big Coppitt Key. This key is comprised of single family homes, one per lot with a few duplex homes, also one per lot. To add twelve homes, at the end of Sapphire, on less than a one acre area will change the very fabric of this community.

The location of this proposed housing also creates concern. Located on U.S.1, there will be a safety hazard for children attempting to cross over to the Circle K and bike path. The average working family has 2 cars (possibly 3) that will be entering and exiting onto the highway. This area is currently very congested and this proposed housing project will double the traffic attempting to enter and exit US1. To double the amount of housing (cars, children, pets) in an all ready congested area creates a very dangerous situation.

I also understand that Habitat for Humanity has requested a variance to decrease the setback. This code is most crucial. It was no doubt established for safety reasons. Visibility for motorists entering U.S. 1 is critical. When a car is temporarily parked in the setback area it is extremely difficult to see traffic heading into Key West. Placing housing, landscaping, a parking lot or any other obstruction in that area would make it impossible to see oncoming traffic. This area must remain clear. A variance to this code will create a definite safety hazard. It should not be altered in anyway.

We urge the commission to deny the request from Habitat to overpopulate Big Coppitt Key. Habitat has all ready been approved to build homes here (18 units at the end of Aquamarine). We did not oppose those homes. However, to add an additional 12 homes will put unfair burden on the environment and safety of the citizens of Big Coppitt Key.

Thank you for your consideration on this important issue.

Sincerely,

Susan & Blaine Rineer
13 Diamond Dr., Big Coppitt Key, FL

10/2/2008

Tedesco-Debby

From: islandalex@comcast.net
Sent: Tuesday, September 30, 2008 12:37 PM
To: Tedesco-Debby
Subject:

10/2/2008

To: Monroe County Commissioners
From: Property Owners of
Big Coppitt Key, Florida 33040

Reference: Proposed Habitat for Humanity on US 1 between Sapphire and Emerald Drive
Big Coppitt Key, Florida 33040

While this letter starts out stating much of what our other owners will state, there are some specific points, discussions here that are not part of the stock letter. Please read it in its entirety.

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We were hoping for more information from the second representative from Habitat, Executive Director, Mr. Bob Calhoun. At that meeting, again we didn't get any answers. Quite frankly, the man was evasive and/or dodged the hard questions we asked. He either did not have proper information or was not willing to disclose it to us. At one point, he basically said this was a done deal and there was little we could do to stop it. He then added it would be good for our neighborhood. Yet, he stated that any trouble caused by the Habitat owners outside their little development (such as on street parking of excess vehicles) would be a County issue not a Habitat.

As private citizens and property owners, we have concerns that we would like answered. Some of our concerns are as follows:

- The changing of the zoning of the property – when did it change from commercial, who changed it, and why? What was the notification process for that change? Were all the legal requirements met to change zoning to the residents of the affected area?
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- Adding this Habitat to the one already approved up on Jade & Aquamarine, and the proposed housing by Ed Swift will ensure that ALL the homes in our development are prefaced by low income housing. You won't be able to get to any of our streets without passing by lower income housing – which we are sure will be a real selling point when the time comes to sell our homes. We haven't been able to find any documentation on Habitat NOT hurting home values of surrounding homes and have little reason to believe what Habitat says given their answers so far.
- Habitat housing up in Big Pine is a mess. The streets and yards are cluttered with all sorts of things and is a real eye sore. No reason to believe that this one will be any different.
- Traffic Patterns - Those of us who live there already deal with a terrific amount of traffic, in turn there have been many accidents along that corridor of Big Coppitt. Adding the additional units will only be more dangerous for all of the Keys especially Big Coppitt.
- Safety and Crime- Will we receive additional policing in our neighborhoods now that we are adding high density multiple dwelling units? What affect will this development have on the Fire Station Emergency

- Access on Emerald Dr.? Will we be adding an Emergency Light on Emerald Dr.? How will the residents who own property adjacent to the Habitat Development be protected from trespassers, especially on our private property at the end of the canal? Who and how will the County keep Habitat owners from trying to access the waterfront via our property?

Habitat should be working to integrate families into communities by only building a few in each community keeping with the current density/design of the communities , rather than a complex style build. It would be nice for families to feel safe to living in their community, to feel that their property is not at risk of being stolen, damaged, trespassed on & abused. This piece isn't solely about Habitat for Humanity. It's about any developer who would go into a primarily single-family detached dwelling neighborhood and seek permission to re-zone to build several triplexes on a tight piece of land.

We are a family-oriented middle-class neighborhood and yes we have rights too. Our choice to live in a single family area is at risk of being taken away because the County thinks it is OK to let a charity do whatever they please.

At this point, we have voted to hire an attorney and fight this project at least until our concerns are addressed to our satisfaction. The neighborhood and lifestyle that we bought into when we moved into this neighborhood is being raped by these developments. And the residents who have already seen their property values dwindle are powerless to protect our investments. Please consider the fabric of the existing community and the impact you will be condemning upon us.

If nothing else, we would like to propose that these agenda items be postponed until the new county commission is seated. These items are going to affect their tenure as commissioners and they should be involved from the start, not left with the mess to clean up from the 'lame duck' commissioners currently seated.

We are hoping to be able to attend the meeting on Oct 8th, but want this recorded/registered in the off chance that we are unable to get the time off from work.

Thank you for your time,

Ken & Colleen Knight
16 Sapphire Drive
Big Coppitt Key